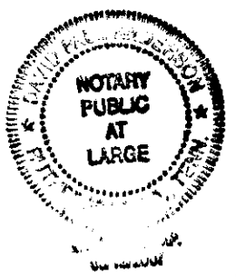
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/06 13:33 2 pgs
Fees:13.00 Taxes:482.85
20061220-0156782



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2006

Notary Public:

MY COMMISSION EXPIRES: 3/18/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sergio Hernandez	Countrywide Home Loans, Inc.	Map 134
604 Vinson Drive	2021 N. Gallatin Road, Suite 280	Group 01-0
Nashville, TN 37217	Madison, TN 37115	Parcel 050.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James Earl Marquardt, Sole Heir of the Estate of Earl Ralph Marquardt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sergio Hernandez, married

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 64, on the Plan of Section I, Curreywood Acres, of record in Plat Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Earl Ralph Marquardt and wife, Hazel G. Marquardt by deed from F. L. Eubanks and wife, Helen L. Eubanks, of record in Book 2483, Page 89, Register's Office for said County. The said Earl Ralph Marquardt and Hazel G. Marquardt now being deceased. Hazel G. Marquardt having predeceased Earl Ralph Marquardt. The Grantor herein executes this instrument as Sole Heir of the Estate of Earl Ralph Marquardt.

This conveyance is subject to Restrictive Covenants of record in Book 2294, Page 506, Register's Office for said County.

This conveyance is made subject to all matters appearing on the Plan of record in Plat Book 2133, Page 109 and 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 604 Vinson Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ~~15th~~ 18th day of December, 2006.

James Earl Marquardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Earl Marquardt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~15th~~ 19th day of December, 2006.

My Commission Expires: 3-31-07

Notary Public

